

PC82 – Recommendations by submission point

Submitter ID	Submitter Name	Point #	SDP Topic	Position	Summary	Decision Requested	Commissioner Recommendation	Reason for Recommendation
PC82-0001	Tom Parker & Kim Parker	001	Residential and Business Development	Oppose	Considers that the request should be declined for the same reasons and justifications as PC73 was.	Decline in full	Accept in part	PC 82 has been assessed on its merits but there are some common grounds for decline with PC 73.
PC82-0001	Tom Parker & Kim Parker	002	Quality of the Environment	Oppose	Has concerns about negative aspects in terms of infrastructure, roading, schooling, further rural and environmental damage, a standalone parcel of land remote from the Rolleston township, improper relevance in the wider context of the Christchurch City Councils long term planning, etc.	Decline in full	Accept in part	The piecemeal nature of the development is one of the key urban design issues.
PC82-0002	Michael Green	001	Transport Networks	Oppose	Concerned about speed of traffic down Dunns Crossing Road, and lack of pedestrian pathways.	Decline the Plan Change.	Accept	This has been addressed through a change to the driving and speed limit on Dunns Crossing Road and associated frontage upgrades.
PC82-0002	Michael Green	002	Residential Density	Oppose	Considers that an increase in high density housing will encourage more crime in the area.	Decline the Plan Change.	Reject	This is not a grounds for decline.
PC82-0002	Michael Green	003	Utilities	Oppose	Concerned that infrastructure such as water, drainage, sewage and waste management cannot cope with the additional houses.	Decline the Plan Change.	Accept in part	Additional water supply will be required.
PC82-0002	Michael Green	004	Quality of the Environment	Oppose	Concerned about the impact on the semi rural aspect for properties in Dunns Crossing Road, and that the zone change will affect property prices.	Decline the Plan Change.	Reject	There will be a change in the environment but this is not a

Submitter ID	Submitter Name	Point #	SDP Topic	Position	Summary	Decision Requested	Commissioner Recommendation	Reason for Recommendation
								grounds for decline.
PC82-0002	Michael Green	005	Community Facilities	Oppose	Concerned that medical facilities in the area are full and that capacity of emergency services will be stretched.	Decline the Plan Change.	Reject	This is part of the wider planning of facilities in Rolleston as it grows but is not a grounds for decline of PC82.
PC82-0002	Michael Green	006	Transport Networks	Oppose	Concerned with traffic effects particularly at peak times, the inability of road infrastructure to support the area and increase in congestion and delay resulting from the addition of traffic lights and roundabouts.	Decline the Plan Change.	Reject	The ODP includes requirements for significant road and intersection upgrades.
PC82-0002	Michael Green	007	Transport Networks	Oppose	Concerned that roads in Rolleston are badly lit and maintained.	Decline the Plan Change.	Reject	This is a wider asset management issue.
PC82-0002	Michael Green	008	Utilities	Oppose	Concerned about ratepayers subsidising infrastructure development required to accommodate more housing in Rolleston.	Decline the Plan Change.	Reject	This is a wider development contributions issue.
PC82-0002	Michael Green	009	Residential and Business Development	Oppose	Considers that PC82 is exactly the same in principle as PC73 and therefore should be rejected for the same reasons.	Decline the Plan Change.	Accept in part	PC 82 has been assessed on its merits but there are some common grounds for decline.
PC82-0003	Karen Green	001	Transport Networks	Oppose	Concerned about speed of traffic down Dunns Crossing Road, and lack of pedestrian pathways.	Decline the Plan Change.	Accept in part	Recommendation is to decline but adequate provisions for pedestrian and urban traffic speed has been made.

Submitter ID	Submitter Name	Point #	SDP Topic	Position	Summary	Decision Requested	Commissioner Recommendation	Reason for Recommendation
PC82-0003	Karen Green	002	Residential Density	Oppose	Considers that an increase in high density housing will encourage more crime in the area.	Decline the Plan Change.	Reject	Not a reason for decline.
PC82-0003	Karen Green	003	Utilities	Oppose	Concerned that infrastructure such as water, drainage, sewage and waste management cannot cope with the additional houses.	Decline the Plan Change.	Accept in part	Additional water supply would be required.
PC82-0003	Karen Green	004	Quality of the Environment	Oppose	Concerned about the impact on the semi rural aspect for properties in Dunns Crossing Road, and that the zone change will affect property prices.	Decline the Plan Change.	Reject	Not a reason for decline.
PC82-0003	Karen Green	005	Community Facilities	Oppose	Concerned that medical facilities in the area are full and that capacity of emergency services will be stretched.	Decline the Plan Change.	Reject	This is a wider matter for servicing the growth of Rolleston.
PC82-0003	Karen Green	006	Transport Networks	Oppose	Concerned with traffic effects particularly at peak times, the inability of road infrastructure to support the area and increase in congestion and delay resulting from the addition of traffic lights and roundabouts.	Decline the Plan Change.	Accept in part	Recommendation is to decline but adequate provisions for road infrastructure upgrades have been made.
PC82-0003	Karen Green	007	Transport Networks	Oppose	Concerned that roads in Rolleston are badly lit and maintained.	Decline the Plan Change.	Reject	This is a wider asset management issue.
PC82-0003	Karen Green	008	Utilities	Oppose	Concerned about ratepayers subsidising infrastructure development required to accommodate more housing in Rolleston.	Decline the Plan Change.	Reject	This is a wider development contributions issue.
PC82-0003	Karen Green	009	Residential and Business Development	Oppose	Considers that PC82 is exactly the same in principle as PC73 and therefore should be rejected for the same reasons.	Decline the Plan Change.	Accept in part	PC 82 has been assessed on its merits but there are some common

Submitter ID	Submitter Name	Point #	SDP Topic	Position	Summary	Decision Requested	Commissioner Recommendation	Reason for Recommendation
								grounds for decline with PC 73.
PC82-0004	Charlaine McConachy	001	Transport Networks	Oppose	Concerned that roading is not sufficient for the increase in traffic.	Decline the Plan Change.	Accept in part	Recommendation is to decline but adequate provisions for road infrastructure upgrades have been made
PC82-0004	Charlaine McConachy	002	Quality of the Environment	Oppose	Concerned about impacts of construction, including machinery, dust, noise and traffic.	Decline the Plan Change.	Reject	This can be managed through detailed consent conditions.
PC82-0004	Charlaine McConachy	003	Quality of the Environment	Oppose	Concerned about the impact of the rezoning on future planning for their property and inability to sell.	Decline the Plan Change.	Reject	This is not a grounds for decline.
PC82-0004	Charlaine McConachy	004	Quality of the Environment	Oppose	Concerned about the impact on their views, and stress and anxiety resulting from increase in population, fear of stock loss or equipment from property.	Decline the Plan Change.	Reject	Visual amenity was considered but is not a grounds for decline.
PC82-0005	Malcolm & Jan Douglas	001	Transport Networks	Oppose	Opposes rezoning to the south of Dunns Crossing Road until the road and surrounding roads are upgraded to manage increase in traffic. Considers that speed limits will need to be lowered. Concerned about safety of Dunns Crossing Road and Main South Road intersection and impact of additional traffic on safety, as well as increased congestion and lack of public transport. Also concerned that costs of upgrades will fall on ratepayers.	Reject the plan change until a suitable, efficient and effective transport network has been planned, accepted and financed to accommodate the plan change.	Accept in part	Recommendation is to decline but adequate provisions for road infrastructure upgrades have been made

Submitter ID	Submitter Name	Point #	SDP Topic	Position	Summary	Decision Requested	Commissioner Recommendation	Reason for Recommendation
PC82-0005	Malcolm & Jan Douglas	002	Water	Oppose	Concerned about the impact of the Plan Change on water supply and water pressure for existing residents in the west of Rolleston township.	Reject the plan change until a suitable, efficient and effective water supply has been planned, accepted, approved and financed to accommodate the plan change.	Accept in part	Additional water supply is necessary and has been required.
PC82-0005	Malcolm & Jan Douglas	003	Community Facilities	Oppose	Concerned about impact of plan change on community facilities such as medical centres, emergency services and schools.	Reject the plan change until suitable, efficient and effective community facilities have been planned and financed to accommodate the plan change.	Accept in part	Provision has been made in the ODP to consider education facilities.
PC82-0005	Malcolm & Jan Douglas	004	Quality of the Environment	Oppose	Concerned about the effects on the environment for surrounding residents, including construction noise, the impact of heavy vehicles and dust. Also concerned that adverse effects of carbon and greenhouse gas emissions from private motor vehicles have not been addressed.	Reject the plan change, or if approved, include: - a condition requiring that sufficient	Reject	This can be managed through detailed consent conditions. Evidence on GHG was received.

Submitter ID	Submitter Name	Point #	SDP Topic	Position	Summary	Decision Requested	Commissioner Recommendation	Reason for Recommendation
						<p>barriers and other mitigation measures such as watering are provided to protect health of nearby residents; and</p> <p>- A requirement to widen and seal Edwards Road; or</p> <p>- Include the submitters' property in the Plan Change.</p>		
PC82-0005	Malcolm & Jan Douglas	005	Waste Disposal	Oppose	Considers that the area is not suitable for housing, and that as the Wastewater Treatment Plant has reached saturation level, the plan change site should be considered instead for spraying operations as part of sewage treatment facility.	Reject the Plan Change.	Reject	The PWTP is planned to expand to accommodate Selwyn growth and this includes additional land based spray irrigation.
PC82-0005	Malcolm & Jan Douglas	006	Residential and Business Development	Oppose	Considers that the circumstances applying to PC73 are also relevant to PC82, including that it will not give effect to the NPS-UD or CRPS. Concerned that the rezoning would remove the existing gradual buffer between the suburban, semi-rural and rural nature, and would result in an isolated island.	Reject the plan change.	Accept in part	The NPS UD and CRPS are considered in detail in the report. The partial development of this area is a grounds for decline.

Submitter ID	Submitter Name	Point #	SDP Topic	Position	Summary	Decision Requested	Commissioner Recommendation	Reason for Recommendation
PC82-0006	John William Rangi Chaston Whakaki Munro	001	Transport Networks	Oppose	Concerned that roads are too narrow for additional traffic and West Rolleston School Road is already congested at peak times.	Decline the Plan Change	Accept in part	Recommendation is to decline but adequate provisions for road infrastructure upgrades have been made
PC82-0006	John William Rangi Chaston Whakaki Munro	002	Utilities	Oppose	Concerned that request will place extra stress on amenities such as water and sewage.	Decline the Plan Change.	Accept in part	Additional water supply will be required.
PC82-0006	John William Rangi Chaston Whakaki Munro	003	Quality of the Environment	Oppose	Concerned about building close to Pines Resource Centre and Waste Water Treatment Plant.	Decline the Plan Change.	Accept in part	A 1000m setback would have been imposed if approved.
PC82-0006	John William Rangi Chaston Whakaki Munro	004	Land and Soil	Oppose	Concerned about the impact of the request on the potable water system and fragmentation of good viable land.	Decline the Plan Change.	Accept in part	Additional water supply will be required. The land is not highly productive land.
PC82-0007	Lance Field	001	Residential and Business Development	Neither Support Nor Oppose	Submitter lives and farms on Edwards Road and are directly impacted by the plan change.	Not stated.	Reject	This was not a grounds for decline.
PC82-0008	Ministry of Education	001	Residential and Business Development	Neither Support Nor Oppose	Considers that the plan change may set a precedent for development outside of existing planned areas, making planning for school capacity and networks increasingly difficult. Considers that Policy 8 of the NPS-UD should be balanced against other parts of the NPS-UD including requirement to ensure additional infrastructure, including schools, is provided.	Only approve the plan change if the potential inconsistencies between Policy 8 of the NPS-UD and the CRPS are satisfactorily resolved as it	Accept	The Plan changes have been judged on their merits taking into account Policy 8 and other parts of the NPS UD.

Submitter ID	Submitter Name	Point #	SDP Topic	Position	Summary	Decision Requested	Commissioner Recommendation	Reason for Recommendation
						relates to development capacity and well-functioning urban environments.		
PC82-0008	Ministry of Education	002	Community Facilities	Neither Support Nor Oppose	Concerned about the increase in population in West Rolleston, and the resulting increase in school children. Notes that consultation with the submitter has not occurred.	Only approve the plan change if adequate consideration is given to ensuring there is sufficient capacity within the existing school network to accommodate school aged children, or enabling provisions are provided within the ODP such as provisions for a new school site.	Accept in part	Additional text to the ODPs was agreed relating to education services and would have been included if approved.
PC82-0008	Ministry of Education	003	Transport Networks	Neither Support Nor Oppose	Notes that the traffic assessment has not considered effects on nearby schools and education facilities. Considers that further consideration should be given to transport links given PC73 has been declined.	Provide specific information on the potential and actual traffic and safety effects on the nearby schools and	Accept in part	Specific requirements for road and interchange upgrades were included in the ODP.

Submitter ID	Submitter Name	Point #	SDP Topic	Position	Summary	Decision Requested	Commissioner Recommendation	Reason for Recommendation
						education facilities.		
PC82-0009	Linda Woltersdorf	001	Residential and Business Development	Oppose	Considers that the Rolleston Structure Plan, which the site is outside of, is still relevant and should be adhered to, as there is plenty of undeveloped land within the structure plan area and therefore no reason to expand Rolleston past the Dunns Crossing boundary.	Delete the provision.	Accept in part	Development capacity was carefully assessed and influenced the recommendation to decline.
PC82-0009	Linda Woltersdorf	002	Quality of the Environment	Oppose	Concerned about the impact of development, including medium density housing, on the rural character of the residential area opposite the site. Considers that there are plenty of other sites suitable for higher-density housing.	Delete the provision.	Reject	Medium density housing would have been enabled rather than required. This was not a grounds for refusal.
PC82-0010	Stonehenge Trust	001	Transport Networks	Support In Part	Supports in principle the residential expansion of Rolleston, but considers additional measures are required to minimise the effects of development on rural activity.	That prior to development commencing that Edwards Road be sealed. That all development of the site occur from a single entrance from Brookside Road.	Accept	Upgrade of Edwards Road would have been a requirement.
PC82-0010	Stonehenge Trust	002	Quality of the Environment	Support In Part	Supports in principle the residential expansion of Rolleston, but considers additional measures are required to minimise the effects of development on rural activity.	That consideration be given to the effects on farming on the urban rural boundary either by:	Reject	This is beyond the scope of the Plan Change.

Submitter ID	Submitter Name	Point #	SDP Topic	Position	Summary	Decision Requested	Commissioner Recommendation	Reason for Recommendation
						<p>- Rezoning land south of Edwards Road to a rural residential or inner plains zoning as adopted on Rolleston's other rural urban boundaries</p> <p>- Or measures are taken to minimise the impact of the development on uses south of Edwards Road.</p>		
PC82-0011	New Zealand Defence Force	001	Transport Networks	Neither Support Nor Oppose	Concerned that if the roading network is not upgraded, or managed appropriately, the safe and efficient access to Burnham Military Camp could be affected. Notes that the transport assessment relies on road network upgrades which have not yet been confirmed.	That the effects on the transport network, including in the vicinity of the Burnham Military Camp, are considered.	Accept in part	The ODP would have included a range of required road and intersection upgrades.
PC82-0011	New Zealand Defence Force	002	Quality of the Environment		Burnham Military Camp is defined as strategic infrastructure and regionally significant	If the plan change is	Reject	It is not considered that the Camp is at

Submitter ID	Submitter Name	Point #	SDP Topic	Position	Summary	Decision Requested	Commissioner Recommendation	Reason for Recommendation
					infrastructure in the Canterbury Regional Policy Statement. This includes policy direction requiring that new development does not affect the efficient operation, use, and development of strategic regionally significant infrastructure, including management of reverse sensitivity effects. Seeks to ensure that the operation of Burnham Military Camp is not affected by this Plan Change, particularly in terms of reverse sensitivity effects from locating activities that might be sensitive to effects generated by the Military Camp.	accepted and development proceeds, apply a no-complaints covenant to all new titles created.		risk from reverse sensitivity effects
PC82-0012	Hill Street Limited	001	Residential and Business Development	Support	Considers that eventual development to Selwyn Road to the south and Edwards Road to the west (or south-west) would create sensible edges, provide additional housing options, and form part of a logical extension to Rolleston while maintaining a consolidated urban form for the future. Therefore supports provisions for road connection with adjoining land.	Approve the plan change, subject to the ODP continuing to include roading connections from the site to the land that constitutes the remained of the block to the Selwyn Road/Edwards Road corner.	Reject	ODP connections to this area are provided for, had PC 81 been approved.
PC82-0013	Waka Kotahi NZ Transport Agency	001	Transport Networks	Oppose	Concerned about the capacity of the Dunns Crossing Road/Walkers Road/ State Highway 1 intersection to accommodate additional vehicle movements resulting from development of the site, including in combination with additional vehicle	Suitably address the issue raised before determining whether the plan change is	Accept in part	If the recommendation was to accept, then the ODP provides that works cannot

Submitter ID	Submitter Name	Point #	SDP Topic	Position	Summary	Decision Requested	Commissioner Recommendation	Reason for Recommendation
					movements resulting from other proposed plan changes in the wider area. States that consideration should be given to potential cumulative impacts where plan change applications are outside the Project Infrastructure Boundary.	approved.		commence until this upgrade has started.
PC82-0013	Waka Kotahi NZ Transport Agency	002	Residential and Business Development	Oppose	States that the Plan Change site is outside the Projected Infrastructure Boundary and not within a Future Development Area. However, consideration of the weight to be given to the CRPS should be considered in the context of the NPSUD. If the request does not align with the intentions of the NPSUD and provisions of the CRPS, then it may necessitate further consideration of the approval of the proposal.	Suitably address the issue raised before determining whether the plan change is approved.	Accept in part	The report finds that the Plan Change does not meet the requirements of the NPS UD and CRPS.
PC82-0013	Waka Kotahi NZ Transport Agency	003	Transport Networks	Oppose	Further consideration should be given to opportunities for multi-modal transport. Considers that there is no certainty of linkages shown on ODP providing connectivity to wider Township and other facilities as they are reliant on other plan changes being accepted and developed.	Suitably address the issue raised before determining whether the plan change is approved.	Accept in part	The ODP includes detailed transport upgrade requirements including pedestrian and cycle facilities.
PC82-0013	Waka Kotahi NZ Transport Agency	004	Transport Networks	Oppose	Considers that the proposed plan change will likely further contribute to the transport associated carbon emissions as there appears to be a reliance on private vehicle use due to limited job opportunities and local amenities in the Rolleston Township. As the plan change site is located outside of the Projected Infrastructure Boundary, there is limited planning for the provision of improved public transport to support the future residents of the plan change area.	Suitably address the issue raised before determining whether the plan change is approved.	Accept in part	GHG emissions were assessed and no found to be a determining factor.

Submitter ID	Submitter Name	Point #	SDP Topic	Position	Summary	Decision Requested	Commissioner Recommendation	Reason for Recommendation
					Specific consideration should be given to consistency of the request with the provisions of the NPSUD and what improvements could be made to reduce vehicle-related carbon emissions from the residential development of the site.			
PC82-0014	Christchurch City Council	001	Residential and Business Development	Oppose	Considers that as the site is outside the area anticipated for urban development, the plan change will not give effect to the CRPS. As a change to the CRPS has not been sought, in the submitter's view the plan change must be declined.	Decline the plan change unless concerns outlined in submission are addressed.	Accept in part	The report finds that the Plan Change does not give effects to the CRPS even if qualified by the NPSUD.
PC82-0014	Christchurch City Council	002	Residential and Business Development	Oppose	Considers that the Plan Change is not consistent with Policy 8 of the NPSUD as the proposal will not add significant development capacity or contribute to a well-functioning urban environment, and will therefore not give effect to the NPSUD and in the submitter's view must be declined.	Decline the plan change unless concerns outlined in submission are addressed.	Accept in part	The report finds that the Plan Change does not meet the requirements of the NPS UD including Policy 8
PC82-0015	Canterbury Regional Council (Environment Canterbury)	001	Residential and Business Development	Oppose	Considers that PC82 is inconsistent with various provisions in the CRPS and the strategic sub-regional land use and infrastructure planning framework for Greater Christchurch. Considers that the NPSUD does not negate the urban growth framework in the CRPS and the obligation to give effect to it. Considers it has not been sufficiently demonstrated that the proposed plan change will contribute to a well-functioning urban environment, or is or will be well connected.	Decline the Plan Change. Without prejudice to the relief sought that the plan change be declined in its entirety, if the plan change is not declined, seeks	Accept	The report finds that the Plan Change does not give effects to the CRPS even if qualified by the NPSUD.

Submitter ID	Submitter Name	Point #	SDP Topic	Position	Summary	Decision Requested	Commissioner Recommendation	Reason for Recommendation
						changes to the plan change to address issues raised in this submission.		
PC82-0015	Canterbury Regional Council (Environment Canterbury)	002	Residential and Business Development	Oppose	Considers the suitability of the additional growth around Rolleston would be more appropriately addressed through the comprehensive spatial planning exercise which has recently been initiated by the Greater Christchurch Partnership as part of an Urban Growth Partnership with the Crown.	Decline the Plan Change. Without prejudice to the relief sought that the plan change be declined in its entirety, if the plan change is not declined, seeks changes to the plan change to address issues raised in this submission.	Accept	The Proposed District Plan and the emerging Spatial Plan has the opportunity to strategically assess this wider growth
PC82-0016	Ivan G Robertson	001	Transport Networks	Oppose	Concerned that the roading infrastructure is not suitable for the proposed development, including the Dunns Crossing Road/State Highway 1 intersection, the Selwyn Road and Goulds Road intersection, and narrowness of carriageways.	Oppose the Plan Change.	Accept in part	The ODP includes detailed transport upgrade requirements including pedestrian and cycle facilities.
PC82-0016	Ivan G Robertson	001	Transport Networks	Oppose	Concerned about the increase in population and additional demand that would place on West Rolleston School.	Decline the Plan Change.	Accept in part	Provision would have been included in the ODP for education needs.

Submitter ID	Submitter Name	Point #	SDP Topic	Position	Summary	Decision Requested	Commissioner Recommendation	Reason for Recommendation
PC82-0017	Jason Horne	001	Transport Networks	Oppose	Concerned about the increase of traffic in and around West Rolleston School and surrounding areas and on the roading system.	Decline the Plan Change.	Accept in part	The ODP includes detailed transport upgrade requirements including pedestrian and cycle facilities.
PC82-0017	Jason Horne	003	Quality of the Environment	Oppose	Concerned about the location of residential living so close to the Pines Resource Recovery Park and waste water facility and impacts on living environment due to noise and smell.	Decline the Plan Change	Accept in part	A 1000m set back from the PRRP would have been imposed if it had been approved.
PC82-0017	Jason Horne	002	Community Facilities	Oppose	Concerned about the increase in population and additional demand that would place on West Rolleston School.	Decline the Plan Change.	Accept in part	Provision would have been included in the ODP for education needs.
PC82-0017	Jason Horne	004	Residential and Business Development	Oppose	Considers that as PC73 was declined, PC80 should be as well.	Decline the Plan Change.	Accept in part	PC 82 has been assessed on its merits but there are some common grounds for decline with PC 73.
PC82-0017	Jason Horne	005	Water	Oppose	Concerned about increased pressure on water supply.	Decline the Plan Change.	Accept in part	Additional water supply would be required.
PC82-0017	Jason Horne	006	Land and Soil	Oppose	Concerned about prime growing and producing land being removed.	Decline the Plan Change.	Reject	The site is no high productivity land.
PC82-0017	Jason Horne	007	Quality of the Environment	Oppose	Concerned about additional noise and light pollution on the local community.	Decline the Plan Change	Reject	These are not considered grounds for decline.